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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. “It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”

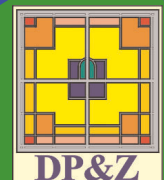
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street
Miami, FL 33128-1974
09/2003



ZONING INFORMATION

Single-Family Two and One- Half Acre Estate

This zoning district allows single-family residences on two and one half acre lots and every customary use associated with it, including pools, sheds, carports, private garages, etc.



A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions

AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is lot coverage?

It is the percentage of the overall area of the site that the building occupies. (building area under roof at ground level/total lot area = lot coverage percentage.)

Does my shed have to comply with any regulations?

Yes. All structures must comply with setback requirements and sheds must meet accessory use setbacks and rear lot coverage requirements.

Can I operate a business out of my home?

A home office is permitted as an ancillary use to a residential use subject to limitations.

Can I park a boat in front of my house? A recreation vehicle?

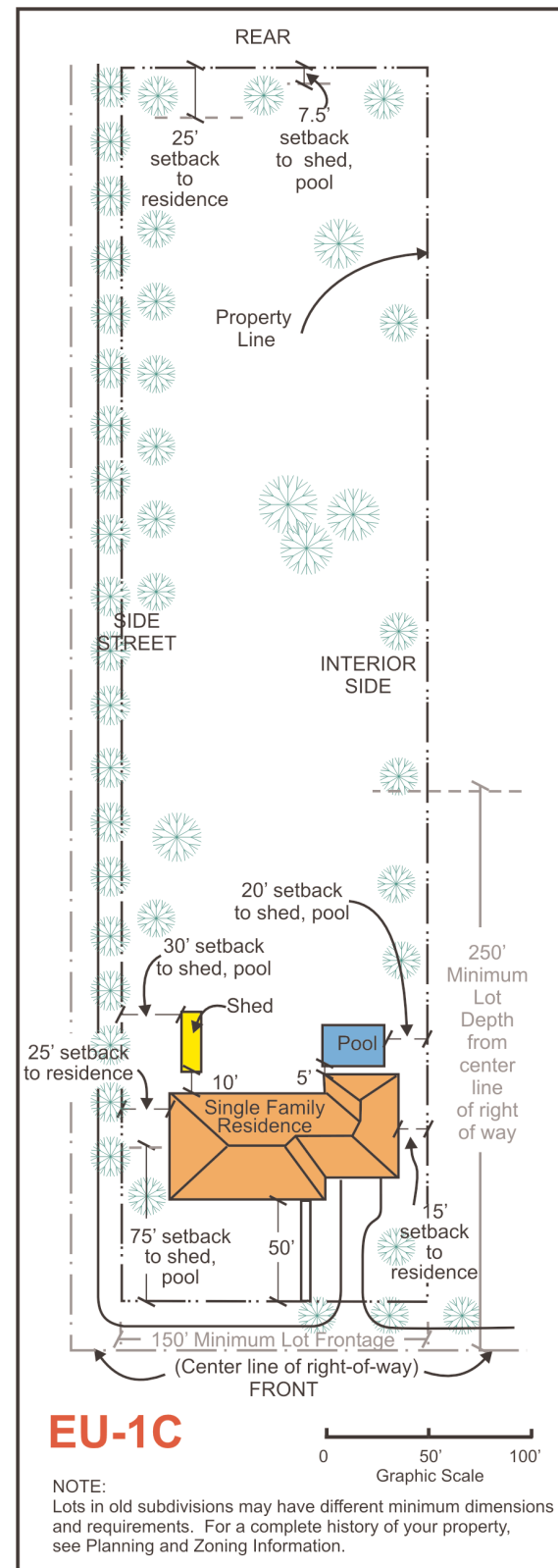
Yes, you can park a boat, but not a recreational vehicle, temporarily for two hours, but not in the public right-of-way. However, you can store either or both on your lot as provided in Section 33-20.

What is an easement?

An easement grants access to private property for utility installation and maintenance. No structure, fence or tree may be placed in an easement without the written consent of all utility companies that have the right to access an easement. Your survey will show all easements that are located on your property.

Typical

SITE PLAN



General

INFORMATION

Maximum lot coverage 15% of Net Lot Area

Principal Building Setbacks

Front	50'	Interior side	15'
Rear	25'	Side street	25'

Accessory Use Setbacks (utility sheds, gazebos, etc.)

Front	75'	Interior side	20'
Rear	7.5'	Side street	30'
Between Buildings	10'		

Canopy Carport

Front	28'	Interior side	2'
Rear	5'	Side street	5'

Swimming Pool Setbacks

Front	75'	Interior side	20'
Rear	7.5'	Side street	30'

Swimming pools shall be constructed no closer than 5 feet to any building foundation unless the design is approved by structural review, but in no case can it be closer than 18" to any wall.

Screen Enclosure Setbacks

Rear	6'
Interior side	15'
Side street	25'

Fences, Walls and Hedges

Maximum height permitted 6'*

* In certain instances, the height may be limited to 2.5' for visibility at intersections and within 10 feet of either side of driveways.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Zoning Information at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.